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E-Mail: ava.schoen@tonkon.com

5 **TONKON TORP LLP**  
1600 Pioneer Tower  
6 888 S.W. Fifth Avenue  
Portland, OR 97204

7 Attorneys for Debtor  
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9

10 UNITED STATES BANKRUPTCY COURT  
11 DISTRICT OF OREGON

12 In re  
13 B. & J. Property Investments, Inc.,  
14 Debtor.

Case No. 19-60138-pcm11

**CASE MANAGEMENT  
CONFERENCE DOCUMENTS**

15  
16 Pursuant to the Order Scheduling Case Management Conference dated  
17 January 28, 2019 [ECF No. 62], attached hereto are the following documents:

- 18 1. Debtor's financial projections through December 2019 are attached as  
19 **Exhibit 1**.  
20 2. Debtor's historical financial information for 2015, 2016, and 2017 is  
21 attached as **Exhibit 2**. Debtor's financial statement for 2018 is not yet completed.  
22 3. Debtor's income from January 17, 2019 to February 14, 2019 was  
23 \$21,250, and its total post-petition expenses, excluding bankruptcy-related legal fees, were  
24 \$6,675.96.  
25 4. Debtor anticipates incurring professional fees for (a) its bankruptcy  
26 attorneys, Tonkon Torp LLP ("Tonkon Torp"); (b) its special purpose counsel, Saalfeld

1 Griggs PC ("Saalfeld Griggs"); and (e) its accountants, Fischer, Hayes, Joye & Allen, LLC  
2 ("Fischer Hayes"). These professionals estimate their fees as follows:

3 1. Tonkon Torp estimates it will incur approximately \$15,000 to  
4 \$30,000 per month in fees and costs through confirmation.

5 2. Saalfeld Griggs will be compensated on an hourly basis in  
6 accordance with Saalfeld Griggs's ordinary and customary hourly rates in effect on the date  
7 services are rendered.

8 3. Fischer Hayes will be compensated on an hourly basis in  
9 accordance with Fischer Hayes's ordinary and customary hourly rates in effect on the date  
10 services are rendered and are estimated to be less than \$10,000 through confirmation.

11 DATED this 21st day of February, 2019.

12 TONKON TORP LLP

13  
14 By /s/ Timothy J. Conway

15 Timothy J. Conway, OSB No. 851752  
16 Ava L. Schoen, OSB No. 044072  
17 Attorneys for Debtor  
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# **EXHIBIT 1**

# B&J Property Investments Budget to end of 2019

	1/15/2019 - 2/28/2019	March-19	April-19	May-19	June-19	July-19	August-19	September-19	October-19	November-19	December-19	TOTAL
Lease Income*	\$ 50,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Income from RV/Storage Operations*	\$ 41,750.00	\$ 83,500.00	\$ 83,500.00	\$ 83,500.00	\$ 83,500.00	\$ 83,500.00	\$ 83,500.00	\$ 83,500.00	\$ 83,500.00	\$ 83,500.00	\$ 83,500.00	
<b>Total Income</b>	<b>\$ 92,250.00</b>	<b>\$ 83,500.00</b>	<b>\$ 83,500.00</b>	<b>\$ 83,500.00</b>	<b>\$ 83,500.00</b>	<b>\$ 83,500.00</b>	<b>\$ 83,500.00</b>	<b>\$ 83,500.00</b>	<b>\$ 83,500.00</b>	<b>\$ 83,500.00</b>	<b>\$ 83,500.00</b>	<b>\$ 927,250.00</b>
<b>Expenses</b>												
Payroll/Benefits	\$ -	\$ 34,500.00	\$ 34,000.00	\$ 34,000.00	\$ 34,500.00	\$ 34,000.00	\$ 34,000.00	\$ 34,500.00	\$ 34,000.00	\$ 34,000.00	\$ 34,500.00	
Adequate Assurance	\$ 14,080.16	\$ 14,080.16	\$ 14,080.16	\$ 14,080.16	\$ 14,080.16	\$ 14,080.16	\$ 14,080.16	\$ 14,080.16	\$ 14,080.16	\$ 14,080.16	\$ 14,080.16	
Accounting	\$ 150.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	
Auto	\$ 150.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	
Auto Insurance	\$ -	\$ 300.00	\$ -	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ 300.00	\$ -	\$ -	\$ 300.00	
US Trustee Fees	\$ -	\$ -	\$ 975.00	\$ -	\$ -	\$ 975.00	\$ -	\$ -	\$ 975.00	\$ -	\$ -	
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,500.00	\$ -	\$ -	
Liability Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,200.00	\$ -	\$ -	
Insurance	\$ 100.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	
Tax Distribution	\$ -	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 14,000.00	\$ 11,500.00	\$ 12,000.00	\$ 9,500.00	\$ 8,000.00	\$ 8,500.00	\$ 9,000.00	\$ 10,000.00	\$ 8,000.00	\$ 8,000.00	\$ 11,000.00	
Electrical Deposit	\$ 33,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gas	\$ 500.00	\$ 700.00	\$ 400.00	\$ 300.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 300.00	\$ 500.00	
Water/Sewer	\$ 1,500.00	\$ 2,700.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,100.00	\$ 3,000.00	\$ 3,100.00	\$ 2,400.00	\$ 2,800.00	
Cable	\$ 1,600.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	
Telephone	\$ 425.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	
Garbage	\$ 1,350.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	
Office Supplies	\$ 250.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	
Background Checks/Screens	\$ 60.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	
Maintenance	\$ 450.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	
Advertising	\$ 1,150.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	
RV Park Recreation	\$ 75.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	
Postage	\$ 50.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	
Stock for Park Store	\$ 100.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	
Miscellaneous	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
<b>Total Expenses</b>	<b>\$ 69,990.16</b>	<b>\$ 74,565.16</b>	<b>\$ 104,840.16</b>	<b>\$ 71,365.16</b>	<b>\$ 70,665.16</b>	<b>\$ 71,440.16</b>	<b>\$ 71,165.16</b>	<b>\$ 72,865.16</b>	<b>\$ 154,840.16</b>	<b>\$ 69,565.16</b>	<b>\$ 73,965.16</b>	<b>\$ 905,266.76</b>
<b>Net Income</b>	<b>\$ 22,259.84</b>	<b>\$ 8,934.84</b>	<b>\$ (21,340.16)</b>	<b>\$ 12,134.84</b>	<b>\$ 12,834.84</b>	<b>\$ 12,059.84</b>	<b>\$ 12,334.84</b>	<b>\$ 10,634.84</b>	<b>\$ (71,340.16)</b>	<b>\$ 13,934.84</b>	<b>\$ 9,534.84</b>	<b>\$ 21,983.24</b>

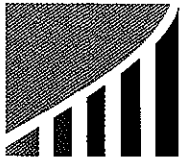
\* Based on estimated effective date of lease rejection.

# **EXHIBIT 2**

**B. & J. PROPERTY INVESTMENTS, INC.**  
FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION  
AS OF AND FOR THE YEAR ENDED  
DECEMBER 31, 2015  
TOGETHER WITH INDEPENDENT ACCOUNTANT'S  
COMPILATION REPORT

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**FISCHER, HAYES, JOYE & ALLEN, LLC**

*Certified Public Accountants*

**CPA** *The CPA. Never Underestimate the Value™*

## **INDEPENDENT ACCOUNTANT'S COMPILATION REPORT**

To the Stockholders of  
B. & J. Property Investments, Inc.  
Salem, Oregon

Management is responsible for the accompanying financial statements of B. & J. Property Investments, Inc., (an S corporation), which comprise the statement assets, liabilities, and stockholders' equity – tax basis as of December 31, 2015, and the related statement of revenues, expenses, and retained earnings – tax basis for the year then ended, and for determining that the tax basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Service Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.



## Supplementary Information

The supplementary information contained in the schedule of operating expenses – tax basis is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement, however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any assurance on such supplementary information.

*FISCHER, HAYES, JOYE & ALLEN, LLC*  
Fischer, Hayes, Joye & Allen, LLC  
Salem, Oregon

February 12, 2016



**FISCHER, HAYES, JOYE & ALLEN, LLC**

Certified Public Accountants

(CPA) The CPA. Never Underestimate the Value.™

**B. & J. PROPERTY INVESTMENTS, INC.**  
**STATEMENT OF ASSETS, LIABILITIES AND STOCKHOLDERS' EQUITY - TAX BASIS**  
**AS OF DECEMBER 31, 2015**

**ASSETS**

**Current assets:**

Cash	\$ 251,064
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**Property and equipment**

Rental property	2,291,745
Residential lots	290,342
Machinery and equipment	127,269
Less accumulated depreciation	<u>(1,820,509)</u>

888,847

**Other assets:**

Loan fees, net of accumulated amortization of \$1,092	31,675
Due from - Stockholders	224,515
Due from - Bliven	1,257
Note receivable - William Lloyd Developments, Inc.	250,000
Note receivable - William Lloyd Developments, Inc.	<u>1,487,822</u>

1,995,269

Total assets	<u><u>\$ 3,135,180</u></u>
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**LIABILITIES AND STOCKHOLDERS' EQUITY**

**Current Liabilities:**

Due to William Lloyd Developments, Inc.	\$ 350,164
Current portion of long-term debt	<u>50,140</u>

400,304

Long-term debt, less current portion	2,360,599
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**Other liabilities**

Deferred gain	<u>258,589</u>
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Total liabilities	<u>3,019,492</u>
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**Stockholders' equity**

Common stock	5,000
Retained earnings	<u>110,688</u>

Total stockholders' equity	<u>115,688</u>
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Total liabilities and stockholders' equity	<u><u>\$ 3,135,180</u></u>
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**B. & J. PROPERTY INVESTMENTS, INC.**  
**STATEMENT OF REVENUES, EXPENSES AND RETAINED EARNINGS - TAX BASIS**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**

		<u>% of Sales</u>
Rental revenues	\$ 489,172	100.0%
Operating expenses	<u>134,706</u>	<u>27.5%</u>
Income from operations	<u>354,466</u>	<u>72.5%</u>
Other income (expense):		
Interest income	108	0.0%
Interest expense	<u>(134,996)</u>	<u>-27.6%</u>
Total other income (expense)	<u>(134,888)</u>	<u>-27.6%</u>
Net income	219,578	<u><u>44.9%</u></u>
Retained earnings, beginning	45,460	
Stockholder distributions	<u>(154,350)</u>	
Retained earnings, ending	<u><u>\$ 110,688</u></u>	

## **Supplementary Information**

**B. & J. PROPERTY INVESTMENTS, INC.**  
**SCHEDULE OF OPERATING EXPENSES - TAX BASIS**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**

		<u>% of Sales</u>
Operating expenses:		
Amortization	\$ 13,906	2.8%
Auto	800	0.2%
Bad debt	350	0.1%
Bank charges	9,000	1.8%
Depreciation	38,319	7.9%
Insurance	14,979	3.1%
Licenses and permits	100	0.0%
Miscellaneous	25	0.0%
Professional fees	6,118	1.3%
Property taxes	50,959	10.4%
Taxes - other	<u>150</u>	<u>0.0%</u>
Total operating expenses	<u>\$ 134,706</u>	<u>27.5%</u>

**B. & J. PROPERTY INVESTMENTS, INC.**  
FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION  
AS OF AND FOR THE YEAR ENDED  
DECEMBER 31, 2016  
TOGETHER WITH INDEPENDENT ACCOUNTANT'S  
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*WJBan 4/3/2017*

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**FISCHER, HAYES, JOYE & ALLEN, LLC**

*Certified Public Accountants*

**CPA** *The CPA. Never Underestimate the Value™*

## INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

To the Stockholders of  
B. & J. Property Investments, Inc.  
Salem, Oregon

Management is responsible for the accompanying financial statements of B. & J. Property Investments, Inc., (an S corporation), which comprise the statement assets, liabilities, and stockholders' deficit – tax basis as of December 31, 2016, and the related statement of revenues, expenses, and retained earnings (deficit) – tax basis for the year then ended in accordance with the tax basis of accounting, and for determining that the tax basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Service Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

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3295 Triangle Drive S.E., Suite 200 ♦ Salem, Oregon 97302  
Voice 503-378-0220 ♦ Fax 503-364-1259  
[www.fhjacas.com](http://www.fhjacas.com)



## Supplementary Information

The supplementary information contained in the schedule of operating expenses – tax basis is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement, however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any assurance on such supplementary information.

*FISCHER, HAYES, JOYE & ALLEN, LLC*  
Fischer, Hayes, Joye & Allen, LLC  
Salem, Oregon

March 6, 2017



**FISCHER, HAYES, JOYE & ALLEN, LLC**  
Certified Public Accountants (CPA) The CPA. Never Underestimate the Value™

*WJB*

**B. & J. PROPERTY INVESTMENTS, INC.**  
**STATEMENT OF ASSETS, LIABILITIES AND STOCKHOLDERS' DEFICIT - TAX BASIS**  
**AS OF DECEMBER 31, 2016**

**ASSETS**

<b>Current assets:</b>	
Cash	\$ 290,218
<b>Property and equipment</b>	
Rental property	2,291,745
Machinery and equipment	194,237
Less accumulated depreciation	<u>(1,905,861)</u>
	580,121
<b>Other assets:</b>	
Loan fees, net of accumulated amortization of \$4,369	28,398
Due from - Stockholders	227,177
Due from - Bliven	937
Note receivable - William Lloyd Developments, Inc.	250,000
Note receivable - William Lloyd Developments, Inc.	<u>1,487,822</u>
	1,994,334
Total assets	<u><u>\$ 2,864,673</u></u>

**LIABILITIES AND STOCKHOLDERS' DEFICIT**

<b>Current Liabilities:</b>	
Due to William Lloyd Developments, Inc.	\$ 350,164
Current portion of long-term debt	<u>52,709</u>
	402,873
<b>Long-term debt, less current portion</b>	2,308,020
<b>Other liabilities</b>	
Deferred gain	<u>258,590</u>
Total liabilities	<u>2,969,483</u>
<b>Stockholders' deficit</b>	
Common stock	5,000
Retained deficit	<u>(109,810)</u>
Total stockholders' deficit	<u>(104,810)</u>
Total liabilities and stockholders' deficit	<u><u>\$ 2,864,673</u></u>

*WJB* 4/5/17

**B. & J. PROPERTY INVESTMENTS, INC.**  
**STATEMENT OF REVENUES, EXPENSES AND RETAINED EARNINGS (DEFICIT) -**  
**TAX BASIS**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

		<u>% of Sales</u>
Rental revenues	\$ 480,030	100.0%
Operating expenses	<u>314,790</u>	<u>65.6%</u>
Income from operations	<u>165,240</u>	<u>34.4%</u>
Other income (expense):		0.001
Gain on sale of lot 11	33,956	7.1%
Interest income	2,708	0.6%
Interest expense	<u>(121,052)</u>	<u>-25.2%</u>
Total other income (expense)	<u>(84,388)</u>	<u>17.5%</u>
Net income	80,852	<u><u>16.9%</u></u>
Retained earnings, beginning	110,688	
Stockholder distributions	<u>(301,350)</u>	
Retained deficit, ending	<u><u>\$ (109,810)</u></u>	

See Independent Accountant's Compilation Report

Page 4



**Supplementary Information**

*WJB*

B. & J. PROPERTY INVESTMENTS, INC.  
SCHEDULE OF OPERATING EXPENSES - TAX BASIS  
FOR THE YEAR ENDED DECEMBER 31, 2016

		<u>% of Sales</u>
Operating expenses:		
Amortization	\$ 3,277	0.7%
Auto	599	0.1%
Depreciation	85,352	17.9%
Insurance	14,637	3.0%
Licenses and permits	75	0.0%
Office supplies	100	0.0%
Professional fees	159,077	33.2%
Property taxes	51,523	10.7%
Taxes - other	<u>150</u>	<u>0.0%</u>
Total operating expenses	<u>\$ 314,790</u>	<u>65.6%</u>



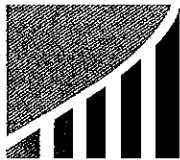
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See Independent Accountant's Compilation Report

**B. & J. PROPERTY INVESTMENTS, INC.**  
FINANCIAL STATEMENTS  
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**FISCHER, HAYES, JOYE & ALLEN, LLC**

*Certified Public Accountants*

**CPA**™ *The CPA. Never Underestimate the Value™*

## **INDEPENDENT ACCOUNTANT'S COMPILATION REPORT**

To the Stockholders of  
B. & J. Property Investments, Inc.  
Salem, Oregon

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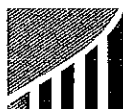
## Supplementary Information

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*Fischer, Hayes, Joye & Allen, LLC*

Fischer, Hayes, Joye & Allen, LLC  
Salem, Oregon

May 24, 2018



**FISCHER, HAYES, JOYE & ALLEN, LLC**

Certified Public Accountants  The CPA. Never Underestimate the Value™

**B. & J. PROPERTY INVESTMENTS, INC.**  
**STATEMENT OF ASSETS, LIABILITIES AND STOCKHOLDERS' DEFICIT - TAX BASIS**  
**AS OF DECEMBER 31, 2017**

**ASSETS**

**Current assets:**

Cash	\$ 207,923
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**Property and equipment**

Rental property	2,291,745
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Machinery and equipment	194,237
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Less: accumulated depreciation	<u>(1,952,154)</u>
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	<u>533,828</u>
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**Other assets:**

Loan fees, net of accumulated amortization of \$7,646	25,121
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Due from - Stockholders	91,536
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Due from - Bliven	937
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Notes receivable (3) - William Lloyd Developments, Inc.	<u>1,837,822</u>
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	<u>1,955,416</u>
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Total assets	<u><u>\$ 2,697,167</u></u>
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**LIABILITIES AND STOCKHOLDERS' DEFICIT**

**Current Liabilities:**

Due to William Lloyd Developments, Inc.	\$ 350,164
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Current portion of long-term debt	<u>55,424</u>
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	405,588
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<b>Long-term debt, less current portion</b>	2,252,450
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**Other liabilities**

Deferred gain	<u>258,590</u>
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Total liabilities	<u>2,916,628</u>
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**Stockholders' deficit**

Common stock	5,000
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Retained deficit	<u>(224,461)</u>
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Total stockholders' deficit	<u>(219,461)</u>
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Total liabilities and stockholders' deficit	<u><u>\$ 2,697,167</u></u>
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**B. & J. PROPERTY INVESTMENTS, INC.**  
**STATEMENT OF REVENUES, EXPENSES AND RETAINED EARNINGS (DEFICIT) -**  
**TAX BASIS**  
**FOR THE YEAR ENDED DECEMBER 31, 2017**

		<u>% of Sales</u>
Rental revenues	\$ 454,155	100.0%
Operating expenses	<u>205,118</u>	<u>45.2%</u>
Income from operations	<u>249,037</u>	<u>54.8%</u>
Other income (expense):		
Interest income	11,359	2.5%
Interest expense	<u>(118,207)</u>	<u>-26.0%</u>
Total other income (expense)	<u>(106,848)</u>	<u>-23.5%</u>
Net income	142,189	<u>31.3%</u>
Retained earnings, beginning	(109,810)	
Stockholder distributions	<u>(256,840)</u>	
Retained deficit, ending	<u>\$ (224,461)</u>	

## **Supplementary Information**

**B. & J. PROPERTY INVESTMENTS, INC.**  
**SCHEDULE OF OPERATING EXPENSES - TAX BASIS**  
**FOR THE YEAR ENDED DECEMBER 31, 2017**

		<u>% of Sales</u>
Operating expenses:		
Amortization	\$ 3,277	0.7%
Auto	339	0.1%
Depreciation	46,293	10.2%
Insurance	17,227	3.8%
Miscellaneous	274	0.1%
Office supplies	1,119	0.3%
Professional fees	82,282	18.1%
Property taxes	54,157	11.9%
Taxes - other	<u>150</u>	<u>0.0%</u>
Total operating expenses	<u><u>\$ 205,118</u></u>	<u><u>45.2%</u></u>

CERTIFICATE OF SERVICE

I hereby certify that the foregoing **CASE MANAGEMENT CONFERENCE DOCUMENTS** was served on the parties indicated as "ECF" on the attached List of Interested Parties by electronic means through the Court's Case Management/Electronic Case File system on the date set forth below.

In addition, the parties indicated as "Non-ECF" on the attached List of Interested Parties were served by mailing a copy thereof in a sealed, first-class postage prepaid envelope, addressed to each party's last-known address and depositing in the U.S. mail at Portland, Oregon on the date set forth below.

DATED this 21st day of February, 2019.

TONKON TORP LLP

By /s/ Timothy J. Conway

Timothy J. Conway, OSB No. 851752

Ava L. Schoen, OSB No. 044072

Attorneys for Debtor

038533/00002/9749380v1

## **LIST OF INTERESTED PARTIES**

*In re B. & J. Property Investments, Inc.*  
U.S. Bankruptcy Court Case No. 19-60138-pcm11

### **ECF PARTICIPANTS**

TIMOTHY J CONWAY on behalf of Debtor B. & J. Property Investments, Inc.  
[tim.conway@tonkon.com](mailto:tim.conway@tonkon.com), [candace.duncan@tonkon.com](mailto:candace.duncan@tonkon.com); [spencer.fisher@tonkon.com](mailto:spencer.fisher@tonkon.com)

NICHOLAS J HENDERSON on behalf of Interested Party William Berman  
[nhenderson@portlaw.com](mailto:nhenderson@portlaw.com), [tsexton@portlaw.com](mailto:tsexton@portlaw.com); [mperry@portlaw.com](mailto:mperry@portlaw.com)

SHANNON R MARTINEZ on behalf of Creditor Saalfeld Griggs PC  
[smartinez@sglaw.com](mailto:smartinez@sglaw.com), [scurtis@sglaw.com](mailto:scurtis@sglaw.com)

TERESA H PEARSON on behalf of Creditor Columbia Credit Union  
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AVA L SCHOEN on behalf of Debtor B. & J. Property Investments, Inc.  
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TOBIAS TINGLEAF on behalf of Interested Party Better Business Management, Inc.  
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US Trustee, Eugene  
[USTPRegion18.EG.ECF@usdoj.gov](mailto:USTPRegion18.EG.ECF@usdoj.gov)

### **NON-ECF PARTICIPANTS**

#### **TOP 20 UNSECURED CREDITORS**

Class Action Plaintiffs  
c/o Brady Mertz  
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345 Lincoln St.  
Salem, OR 97302

Portland General Electric  
POB 4438  
Portland, OR 97208

Judson's Plumbing  
POB12669  
Salem, OR 97330

City of Salem  
555 Liberty St. SE, Room 230  
Salem, OR 97301

Comcast Business  
POB 34744  
Seattle, WA 98124-1744

Pacific Source  
POB 7068  
Springfield, OR 97475-0068

Pacific Sanitation  
POB 17669  
Salem, OR 97305

US Bank  
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Fargo, ND 58125-6352

Miller Paint  
390 Lancaster Dr. NE  
Salem, OR 97301

HotSuff Spas & Pool  
1840 Lancaster Dr. NE  
Salem, OR 97305

NW Natural Gas  
POB 6017  
Portland, OR 97228-6017

Chateau Locks  
1820 47th Terrace East  
Bradenton, FL 34203-3773

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Indianapolis, IN 46206-6007

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Bankruptcy Dept.  
600 New Century Parkway  
New Century, KS 66031

Walter Nelson Company  
1270 Commercial St. NE  
Salem, OR 97301

Statesman Journal  
340 Vista Ave. SE  
Salem, OR 97302

Pacific Screening  
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Portland, OR 97298

AllAmerican Insurance  
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Topeka, KS 66675-8554

DEX Media  
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Bristol, TN 37620

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Fargo, ND 58125-635